

Burbank

Burbank is generally bounded by the East Pointe city limits to the north, Houston-Whittier to the south, the Harper Woods city limits to the east, and Gratiot to the west. Burbank is primarily a residential area, with commercial uses along Gratiot and Seven Mile Road. Northeast of the area, in the city of Harper Woods, is the Eastland Shopping Center.

Burbank has the highest percentage of youth residents of any area of the city, consisting of forty percent of the total population. Only five percent of Burbank residents are at least 65 years old, the third lowest percentage in the city.

The area boasts a homeownership rate of sixty-five percent, significantly higher than the citywide average. Nearly forty-five percent of housing values are between \$70,000 and \$100,000. Household incomes vary, a quarter of the household incomes are below \$25,000 per year, while a third earn more than \$50,000 per year.

□ Neighborhoods and Housing

Issues: Housing conditions in Burbank vary. North of Seven Mile homes are primarily small bungalows, generally in good condition. East of Crusade, between State Fair and Seven Mile, the area is beginning to show signs of distress. Housing south of Seven Mile and west of Hayes is in poor condition.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the neighborhoods in the northern portion of the area through housing conservation techniques such as home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

Policy 1.2: Encourage minor home repair and increased maintenance in the area east of Crusade, between State Fair and Seven Mile.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Encourage rehabilitation and infill housing development south of Seven Mile. Focus activity along the blighted residential streets surrounding the intersection of Chalmers and Spring Garden.

❑ **Retail and Local Services**

Issues: There are abrasive commercial uses concentrated along Seven Mile that detract from the attractiveness of this area.

GOAL 3: Increase the vitality of commercial thoroughfares

Policy 3.1: Support the continued redevelopment by attracting retailers to the node at the Gratiot and Seven Mile intersection.

GOAL 4: Increase the vitality of neighborhood commercial areas

Policy 4.1: Develop neighborhood commercial nodes along Seven Mile with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

GOAL 5: Develop a mixed-use activity node

Policy 5.1: The existing built environment of commercial structures at the intersection of Kelly, Hayes and Houston-Whittier presents an opportunity for a mixed use, pedestrian-oriented development.

GOAL 6: Improve the appearance of commercial areas

Policy 6.1: Encourage code enforcement, the removal of abrasive commercial uses, and physical improvement programs along Seven Mile between Brock and Chalmers.

❑ **Parks, Recreation and Open Space**

Issues: The number of children in the area indicates a demand for recreational amenities that exceeds the existing supply. At the Heilman Recreation Center site two new schools adjacent to the center and accompanying facilities are in good condition. The recreation center suffers from poorly maintained equipment and underutilized open space.

GOAL 7: Increase open space and recreational opportunities

Policy 7.1: Expanding and rehabilitate the Heilman Recreation Center to include additional interior space, upgraded playground equipment, and areas for team sports.

GOAL 8: Increase access to open space and recreational areas

Policy 8.1: Develop greenways to connect residential areas south of Seven Mile to recreation and open space.

2000 Census - Demographic Profile

Neighborhood **Burbank**

Total Population

26,849

1990 Population

27,520

1990 to 2000 Change

-671

Percent Change

-2.44%

Race

White Only

3,644

13.57%

Black or African American
Only

22,135

82.44%

American Indian and Alaska
Native Only

59

0.22%

Asian Only

304

1.13%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

51

0.19%

Two or More Races

656

2.44%

Hispanic Origin

Hispanic Origin (Any Race)

138

0.51%

1990 Hispanic Origin

282

1990 to 2000 Change

-144

Percent Change

-51.06%

Gender

Male

12,543

46.72%

Female

14,306

53.28%

Educational Attainment

Population 25 or older

13,397

49.90%

HS Graduate or Higher

9,619

71.80%

Assoc. Degree or Higher

1,437

10.73%

Age

Youth Population
(Under 18 Years Old)

10,815

40.28%

1990 Youth Population

9,721

1990 to 2000 Change

1,094

Percent Change

11.25%

0 to 4 Years Old

2,517

9.37%

5 to 10 Years Old

4,344

16.18%

11 to 13 Years Old

1,911

7.12%

14 to 17 Years Old

2,043

7.61%

18 to 24 Years Old

2,637

9.82%

25 to 44 Years Old

8,210

30.58%

45 to 64 Years Old

3,835

14.28%

65 Years Old and Older

1,352

5.04%

Households

Households

8,123

Average Household Size

3.30

Population in Group Quarters

41

0.15%

Population in Households

26,808

Family Households

6,204

76.38%

Married Couple Family

2,717

43.79%

Female Householder Family

2,880

46.42%

One Person Households

1,550

19.08%

Housing Units

Housing Units

8,946

1990 Housing Units

9,936

1990 to 2000 Change

-990

Percent Change

-9.96%

Vacant Housing Units

816

9.12%

Occupied Housing Units

8,130

90.88%

Owner Occupied

5,325

65.50%

Renter Occupied

2,805

34.50%

Housing Value

Owner Occupied Units

4,894

Less Than \$15,000

109

2.23%

\$15,000 to \$29,999

303

6.19%

\$30,000 to \$49,999

785

16.04%

\$50,000 to \$69,999

1,271

25.97%

\$70,000 to \$99,999

2,097

42.85%

\$100,000 to \$199,999

306

6.25%

\$200,000 or More

23

0.47%

Household Income

Less Than \$10,000

1,287

15.84%

\$10,000 to \$14,999

602

7.41%

\$15,000 to \$24,999

1,145

14.10%

\$25,000 to \$34,999

1,051

12.94%

\$35,000 to \$49,999

1,340

16.50%

\$50,000 to \$74,999

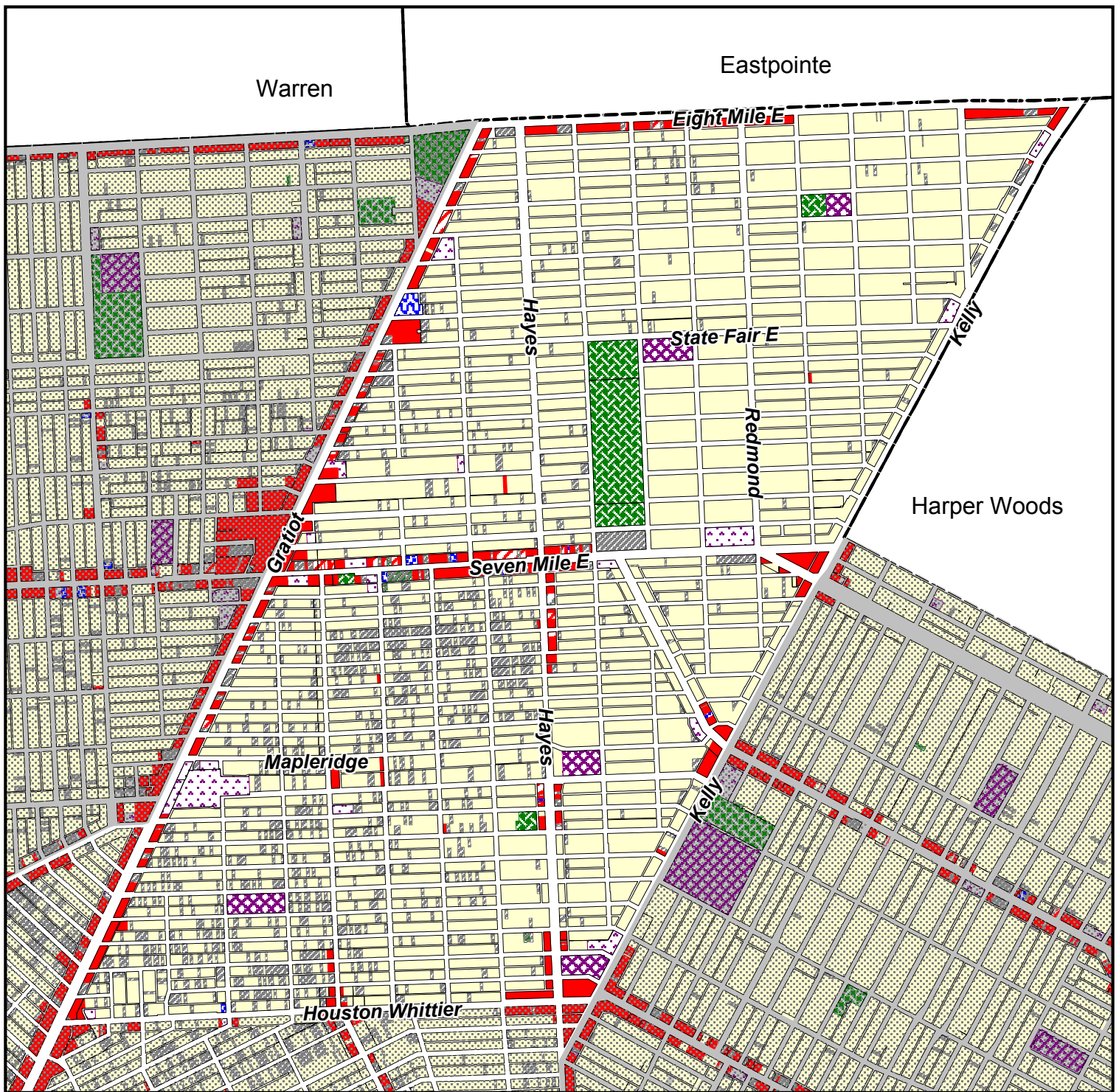
1,487

18.31%

\$75,000 or More

1,211

14.91%



Map 2-1A

City of Detroit
Master Plan of
Policies

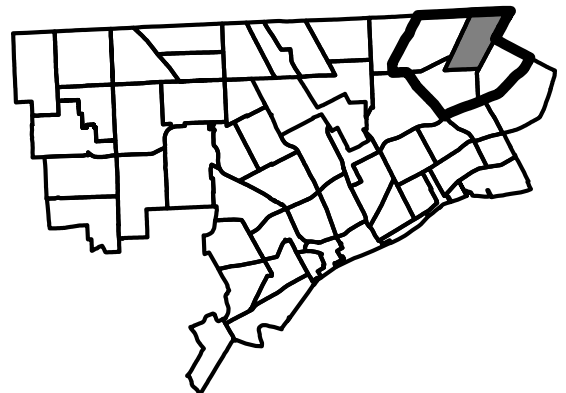
Neighborhood Cluster 2 Burbank

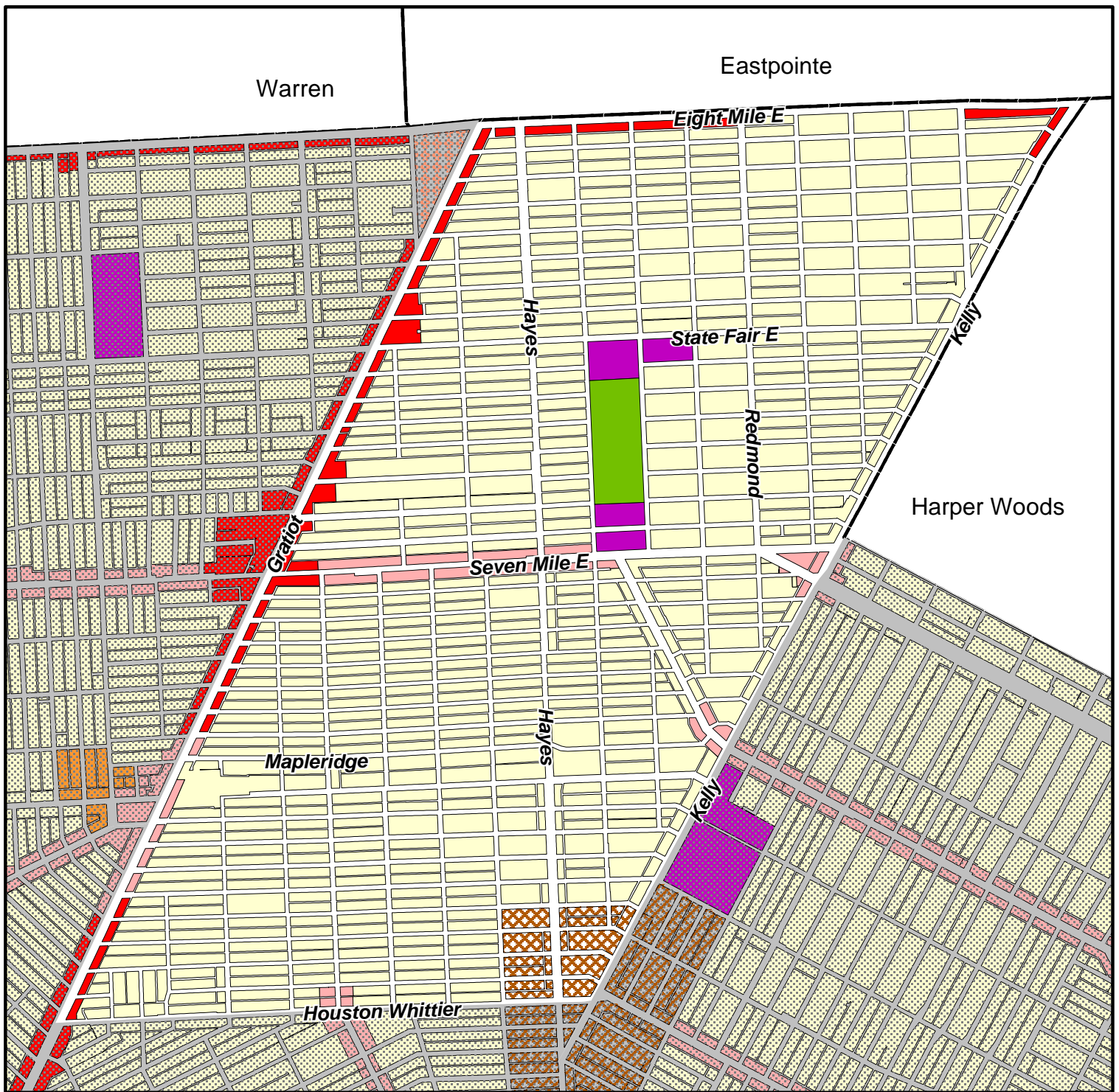


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 2-1B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 2 Burbank



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

